023.0	0001	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,500 / 807,500
					USE VALUE:	807,500 / 807,500
					ASSESSED:	807,500 / 807,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99	A	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIVICO-PIANTEDOSI ELVIRA A
Owner 2:	DIVICO ERCOLE
Owner 3:	
Street 1:	99A MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIANTEDOSI ELVIRA A/ETAL -
Owner 2:	DIVICO ERCOLE -
Street 1:	99A MASSACHUSETTS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,256 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Vinyl Exterior and 2382 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4256.000	413,200		394,300	807,500
Total Card	0.098	413,200		394,300	807,500
Total Parcel	0.098	413,200		394,300	807,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.00 | /Parcel: 339.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14790

GIS Ref

GIS Ref

Insp Date 10/13/18

!1865!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,200	0	4,256.	394,300	807,500	807,500	Year End Roll	12/18/2019
2019	104	FV	336,900	0	4,256.	419,000	755,900	755,900	Year End Roll	1/3/2019
2018	104	FV	336,900	0	4,256.	305,600	642,500	642,500	Year End Roll	12/20/2017
2017	104	FV	315,800	0	4,256.	266,200	582,000	582,000	Year End Roll	1/3/2017
2016	104	FV	315,800	0	4,256.	226,700	542,500	542,500	Year End	1/4/2016
2015	104	FV	281,200	0	4,256.	221,800	503,000	503,000	Year End Roll	12/11/2014
2014	104	FV	281,200	0	4,256.	182,400	463,600	463,600	Year End Roll	12/16/2013
2013	104	FV	292,700	0	4,256.	173,500	466,200	466,200		12/13/2012

PRINT

Date	Time
12/10/20	17:25:04

LAST REV

Date	Time
07/31/19	10:30:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1865

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIANTEDOSI ELVI	34072-24		11/16/2001	Family	1	No	No		
HARRINGTON KEVI	24896-277		9/30/1994		169,000	No	No		Y

USER DEFINED

Prior Id # 1:	14790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
8/20/2018	MEAS&NOTICE	CC	Chris C
11/5/1999	Inspected	267	PATRIOT
10/14/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4256		Sq. Ft.	Site		0	80.	1.16	1			Med. Tr	-10					394,329						394,300	

Total AC/HA: 0.09770 | Total SF/SM: 4256 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 394,329 | Spl Credit | Total: 394,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.09080601
Const Adj.:	0.99989998
Adj $ / SQ:	174.512
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598911
Depreciation:	185662
Depreciated Total:	413248

COMMENTS

ACESS FROM LEE TERR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

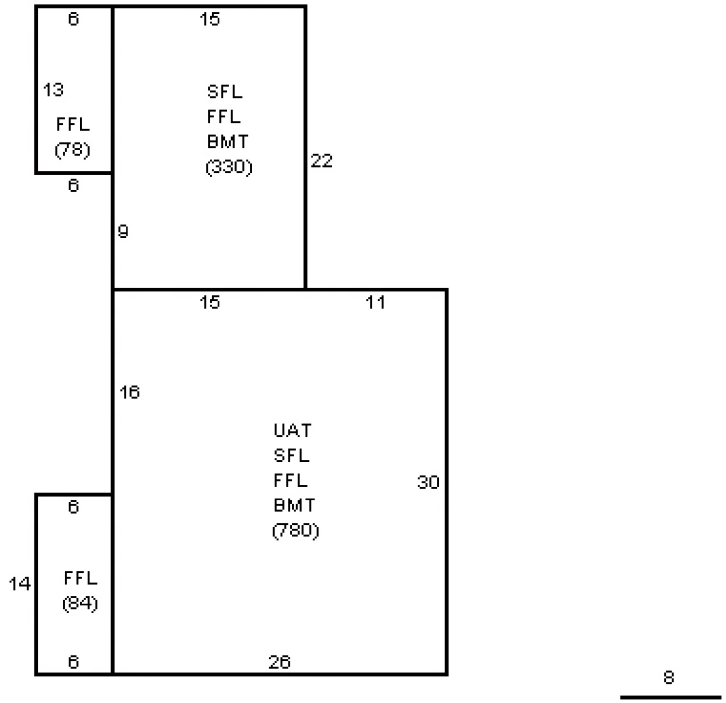
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.51
Special Features:	0	Val/Su Net:	112.07
Final Total:	413200	Val/Su SzAd	173.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	174.510	221,979
BMT	Basement	1,110	52.350	58,112
SFL	Second Floor	1,110	174.510	193,708
UAT	Upper Attic	195	69.800	13,612
	Net Sketched Area:	3,687	Total:	487,411
Size Ad	2382	Gross Are	4272	FinArea 2382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	